

Because life is

Petty<sup>TM</sup>  
Real

2 Trinity Towers  
Burnley  
BB11 4AB



## For Sale

- Available For Sale With No Onward Chain Delay.
- Ground Floor Apartment.
- Large Bedroom.
- Open Plan Living Kitchen Space.
- Three Piece Bathroom.
- Secure Off Road Parking Space.

## Offers Over £57,000

- Excellent Transport Links - Major Roads & Train Services Nearby.
- Situated Within Walking Distance To Burnley Town Centre.
- Service Charge: £118.00 (PCM)
- Leasehold | EPC Rating: E | Council Tax Band: A.



Petty Real are delighted to present Trinity Towers, Burnley — a charming ground floor apartment offered for sale with no onward chain delay. Set within the beautifully converted grounds of a former church, this property presents an excellent opportunity for first-time buyers, downsizers, or savvy buy-to-let investors alike.

Externally, the apartment enjoys a dedicated off-road parking space and access to the attractive communal surroundings that give Trinity Towers its unique character and appeal.

Upon entering, a welcoming hallway leads to a three-piece bathroom suite, complete with a bath and overhead shower, sink, and WC. The accommodation continues through to a spacious double bedroom, providing ample room for freestanding furniture including wardrobes, bedside tables, and storage solutions.

At the heart of the home lies the open-plan living and kitchen area. The living space benefits from a large feature window allowing plenty of natural light to fill the room, along with a fireplace offering space for an electric fire. There is generous room for various furniture arrangements, such as a sofa, coffee table, and TV unit — creating a comfortable and versatile space to relax or entertain.

To the rear, the kitchen area features counter space along two walls, with the sink positioned beneath the rear window and the oven and hob on the left-hand side. There is also designated space for a freestanding fridge freezer, making this a practical and functional setup for everyday living.

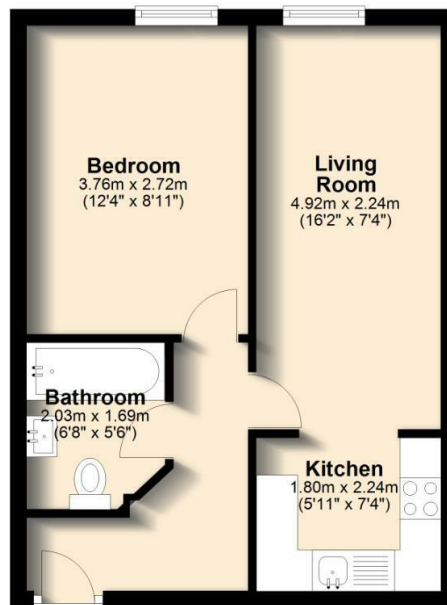
For investors, the property offers a rental expectation of approximately £575–£595 per calendar month, delivering strong potential returns.

Located conveniently close to major transport links, the apartment is set just off a main road with bus services to Burnley, Clitheroe, Preston, Nelson, and Colne. Motorway access to the M65 is only a short drive away, while Manchester Road train station is within a comfortable 10–15 minute walk.

A superb opportunity in a sought-after location!

## Ground Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Total area: approx. 34.6 sq. metres (372.7 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.

## Trinity Towers, Burnley



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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